098.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,100 / 884,100
					USE VALUE:	884,100 / 884,100
					ASSESSED:	884,100 / 884,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAFFIERE MARIA A &
Owner 2:	STAFFIERE ARTHUR C JR
Owner 3:	
Street 1:	38 FROST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TALARICO PAUL J -
Owner 2:	TALARICO HORNE SHEILA M -
Street 1:	38 FROST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,480 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2607 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10480.000	368,900	1,100	514,100	884,100
Total Card	0.241	368,900	1,100	514,100	884,100
Total Parcel	0.241	368,900	1,100	514,100	884,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.13 | /Parcel: 339.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63870
GIS Ref	
GIS Ref	
Insp Date	10/18/18

!7963!

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	368,900	1100	10,480.	514,100	884,100	884,100	Year End Roll	12/18/2019
2019	101	FV	286,700	0	10,480.	514,100	800,800	800,800	Year End Roll	1/3/2019
2018	101	FV	286,700	0	10,480.	440,600	727,300	727,300	Year End Roll	12/20/2017
2017	101	FV	286,700	0	10,480.	411,300	698,000	698,000	Year End Roll	1/3/2017
2016	101	FV	260,100	0	10,480.	352,500	612,600	612,600	Year End	1/4/2016
2015	101	FV	258,800	0	10,480.	315,800	574,600	574,600	Year End Roll	12/11/2014
2014	101	FV	258,800	0	10,480.	292,300	551,100	551,100	Year End Roll	12/16/2013
2013	101	FV	316,200	0	10,480.	278,700	594,900	594,900		12/13/2012

PRINT

Date	Time
12/10/20	22:33:34

LAST REV

Date	Time
06/19/19	11:50:36
apro	
7963	

USER DEFINED

Prior Id # 1:	63870
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TALARICO PAUL J	66286-444		10/27/2015		755,000	No	No		
MESHER SAMUEL &	38167-236		3/4/2003		540,000	No	No		
MESHER SAMUEL/E	26159-598		3/25/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2015	1904	Redo Bas	8,000					
10/18/2002	887	Re-Roof	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS&NOTICE	BS	Barbara S
4/29/2016	Sales Review	PT	Paul T
2/13/2013	Inspected	BR	B Rossignol
4/8/2009	Meas/Inspect	163	PATRIOT
7/9/2003	MLS	MM	Mary M
11/8/2000	Hearing Chag	201	PATRIOT
10/19/1999	Meas/Inspect	263	PATRIOT
7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10480		Sq. Ft.	Site		0	70.	0.70	4									514,078						514,100	

Total AC/HA: 0.24059 | Total SF/SM: 10480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 514,078 | Spl Credit | Total: 514,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25414276
Const Adj.:	0.99495000
Adj $ / SQ:	118.542
Other Features:	104164
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453152
Depreciation:	84286
Depreciated Total:	368865

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

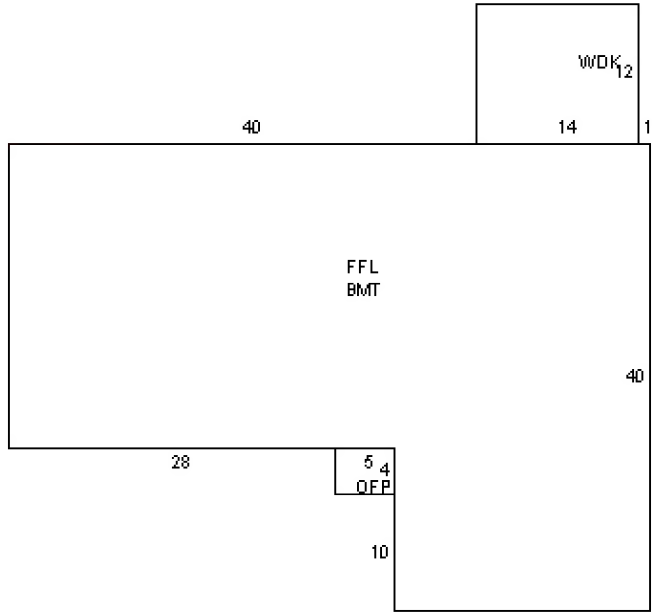
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	130.40
Special Features:	0	Val/Su Net:	100.68
Final Total:	368900	Val/Su SzAd	212.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,738	56.900	98,892
FFL	First Floor	1,738	118.540	206,026
WDK	Deck	168	11.890	1,998
OFP	Open Porch	20	43.780	876
	Net Sketched Area:	3,664	Total:	307,792
Size Ad	1738	Gross Are	3664	FinArea 2607

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X23	A	AV	2016	3.27	T	5	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100